

FOX HILL NEIGHBORHOOD PLAN

(Adopted April 8, 1992)

The formation and adoption of the Fox Hill Neighborhood Plan is the result of the combined efforts of the Hampton City Planning Staff and residents of the Fox Hill community. Fox Hill originated as a fishing village and has a long agricultural tradition. Heading into the 1990's, Fox Hill remains one of the few remaining rural areas within the City of Hampton. Physically it is a low-lying area, surrounded by Harris Creek to the west, Back River to the north, and the Chesapeake Bay to the south. Predominate land uses include low density residential situated in a rural atmosphere. Housing units range from older mid-size units to newer upscale communities. Due to its' proximity to the water and rural character, the Fox Hill area is recognized as an ideal place for quality residential development. Unfortunately, public sewer has yet to be extended to many areas in Fox Hill and the extensive low-lying areas are subject to poor drainage and periodic minor flooding. In addition, the older road network is not designed to accommodate significant traffic increases.

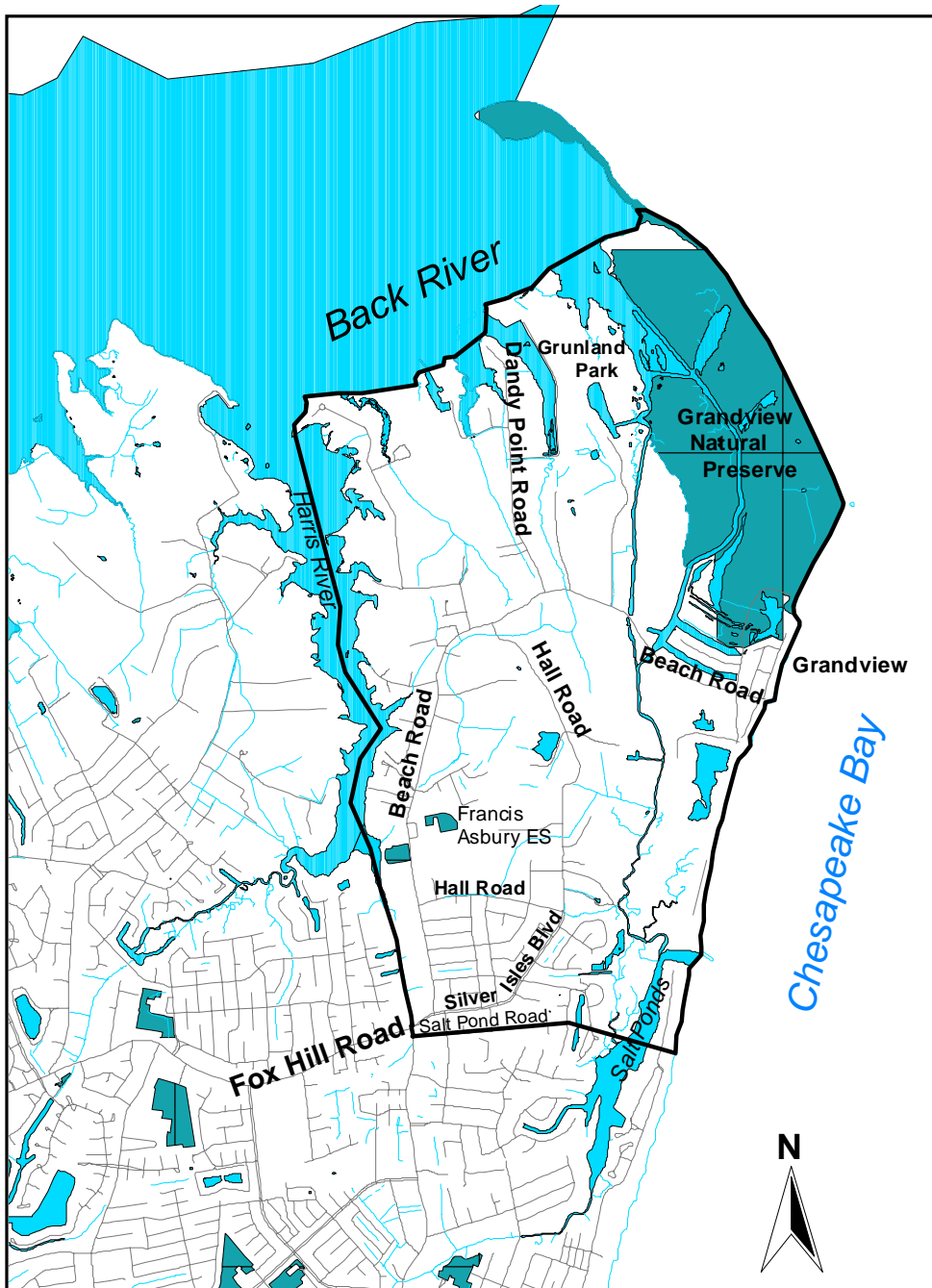
The Fox Hill Plan seeks to define, clarify, and implement the general policies contained in the Comprehensive Plan. Utilizing the recommendations contained in the Comprehensive Plan as a foundation, the Neighborhood Plan seeks to review, analyze, clarify, and augment these policies through grass-roots citizen participation from the affected neighborhood. Specifically, this plan provides a general vision for Fox Hill as a low-density residential development that results in high quality communities with a high value housing stock. The intent is to provide guidance for future quality development that preserves the rural character while accommodating the environmental concerns.

Once completed, the Neighborhood Plan serves as a mutually reinforcing document to the Comprehensive Plan. It becomes the primary policy guideline for public decisions in the neighborhood. This Plan does not address all issues. Guidance is taken for the Comprehensive Plan if the particular issue is not discussed by the Neighborhood Plan. As such, changes and modifications to the Neighborhood Plan should undergo public input, public hearings, and eventual endorsement by both the Planning Commission and City Council.

The Fox Hill Neighborhood Plan encompasses the geographic area east of Harris Creek and Bloxom's Corner and north of Salt Ponds Road, including all of the Southall Acres and Southall Landing.

Summary of Environmental Recommendations

- Complete plans for the Grandview Nature Preserve. Encourage education of the public concerning this sensitive area, protection and enhancement of its rare species, and uses commensurate with that environmental concern.
- Acquire the undeveloped properties in White Marsh and develop a plan to reflect the sensitive environmental features of White Marsh and promote public use compatible with them.
- Develop zoning modifications to increase lot sizes and to address environmental sensitivity, the large areas of tidal wetlands, the substantial flood potential, the location of the flight impact areas from Langley Air Force Base, and the difficulty of providing full public services and utilities to all the peninsulas along Back River. Promote clustering of the lots away from the most sensitive lands.
- Undertake a recreational boating study for all of Back River including projected demands, physical needs, and constraints to expansion. Develop a program to better provide for recreational boating needs.



Summary of Residential Development Recommendations

- Maintain land use policies that enhance its character as predominantly low density residential.

- Encourage high valued housing opportunities where appropriate and allow planned unit residential development to provide diverse housing types as long as the underlying zoning density remains the same. This approach will allow flexibility to encourage developments that are sensitive to environmental constraints.

Summary of Commercial, Industrial, and Public Land Development Recommendations

- The traditional commercial corridor along Beach Road should be reduced in scope to protect only those existing commercial businesses and those property owners who wish to remain in a commercial zoning category.
- Commercial development should be minimized in Fox Hill and is not a priority. All other viable options should be pursued to service Fox Hill's commercial needs prior to any consideration of a neighborhood commercial center along the future extension of Silver Isles Boulevard between Hall Road and Beach Road. In addition, this development should only be considered after completion of the extension of Silver Isles Boulevard between Hall Road and Beach Road and once sufficient new residential development occurs to support such a development.
- Industrial land use should be generally prohibited in Fox Hill. The lone exceptions might be small-scale boat building, fishing, or related operations.
- Land south of Grandview Pier should be acquired for public recreational use that is less active than Buckroe but more active than Grandview.
- The Hampton School Board site on Hall Road is designated as a future middle school or elementary school.

Summary of Infrastructure Recommendations

- The extension of Silver Isles Boulevard to Dandy Point Road should be implemented so as to be in service at the same time as new public beach facilities open at Grandview and White Marsh, or as new residential development occurs along this corridor.
- Dandy Point Road should be upgraded to City standards as soon as possible.
- Intersection improvements at Fox Hill Road/Harris Creek Road and Woodland Road/Fox Hill Road should be implemented as soon as possible.
- A continuous turn lane should be provided on Fox Hill Road from Mercury Boulevard to Woodland Road.

- Policies should be implemented to encourage the diversion of vehicular trips from Fox Hill Road to Andrews Boulevard.
- Most major transportation corridors leading into Fox Hill are projected to exceed maximum capacities. Therefore, public discussion of alternative east-west transportation corridors should be re-opened.
- A timely but phased approach to correcting the sanitary sewer deficiencies in Fox Hill should be implemented. These include upgrading the two existing pump stations and the construction of a new pump station that should be located in such a fashion which will make gravity sewer readily accessible to Willow Road residents.
- An aggressive program to upgrade Fox Hill's water system should be supported, including coordination between the City and Newport News Waterworks whenever possible.

Summary of Quality of Life Recommendations

- Fully utilize all school grounds and buildings as neighborhood or community parks and recreation centers.
- Work with the Virginia Living Museum to sensitively permit sections of Grandview Nature Preserve for observation areas, a visitor's center, and educational facilities.
- Continue negotiations with the White Marsh property owners to acquire the property for medium intensity recreational use.
- Provide bike lanes along sections of Salt Ponds Road, Silver Isles Boulevard, Woodburn Drive, Glenhaven Drive, Revere Drive, and Beach Road.
- Tennis courts at Francis Asbury need to be resurfaced and fenced.
- Ball field at Francis Asbury needs to be rehabilitated through a cooperative effort of the City and the neighborhood.
- The improvements to Silver Isles Boulevard to Beach Road should be timed to accommodate the potential for increased traffic generated by the completion of these major new recreational attractions.
- The City should continue to work closely with Newport News Waterworks to correct water pressure problems in Fox Hill.
- Fox Hill should be provided ambulance service based at the Fox Hill Fire Station.

- The concept of a neighborhood preservation plan should be discussed by the community and evaluated.

For more information or a copy of the plan please contact the Hampton Planning Department at (757) 727-6140.